



Maryland Department of Transportation
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DEVELOPMENT OPPORTUNITY

Request for Expressions of Interest
Maryland Transportation Public-Private Partnership Program (TP3 Program)
(COMAR 11.07.06)

SAVAGE MARC STATION AREA

Development Opportunity! The Maryland Department of Transportation (MDOT)/Maryland Transportation Authority (MdTA) seeks qualified and experienced developers to submit expressions of interest for a development project at the Savage MARC Station in Howard County, Maryland. The MdTA has received a development proposal under the TP3 Program, and, according to TP3 Program guidelines, is issuing this Request for Expressions of Interest. Detailed information on the TP3 program and submission guidelines can be found on the MdTA website at www.mdt.state.md.us and then by clicking on public private partnerships and "TP3 Guidelines." Conceptual, Phase I proposals should identify development opportunities that support increased use of transit. In addition, the development should feature mixed-use, market-driven opportunities including an advantageous revenue stream to the MDOT. The MDOT is interested in pursuing long-term ground leases of the property.

The site is located south of MD Route 32 and east of US Route 1, in the vicinity of Dorsey Run Road and has been recognized as part of Howard County's Route 1 Revitalization Plan, with the County's General Plan supporting transit-oriented development at this location. The Savage MARC Station is along the MARC Camden Line, providing radial service between Baltimore and Washington, DC. The MARC Camden Line serves over 4,300 average daily passengers, with 540 average weekday riders boarding at the Savage MARC Station. The site features approximately 5.75 acres of land; 914 transit parking spaces; pedestrian access to adjacent developments; close proximity to the National Business Park, Fort Meade, and NSA; and provides excellent automobile access and signage from MD Route 32. The development will provide sufficient parking for MDOT customers. Development concepts should also incorporate the day care, buffering and a pedestrian orientation consistent with Federal Transit Administration guidelines on transit-oriented development. In addition to revenue generating potential to the MDOT, proposals will be evaluated using these federal guidelines and detailed information regarding the TP3 Process for submissions, as outlined in the Code of Maryland Regulations (COMAR) 11.07.06. Interested parties should contact the MdTA for site information and a TP3 Program summary. Additional information is also available on the MDOT's website at www.mdotrealestate.com.

The deadline for submission of proposals is 2 PM on March 6, 2006. All correspondence should be directed to: Maryland Transportation Authority, Attention: Mr. Bruce Gartner, Director of Strategic Development, 2310 Broening Highway, Suite 150, Baltimore, Maryland 21224, by email at bgartner@mdta.state.md.us, or by phone at 410-537-1030. Small and Minority Business Enterprises are encouraged to respond. Proposers submitting to the MdTA are required to deliver fifteen copies of their conceptual proposal to:

Terry E. Niswonger, Chief Procurement Officer
Maryland Transportation Authority
300 Authority Drive, 2nd floor, BID BOX
Baltimore, Maryland 21222

My telephone number is 410-865-1270.
Toll Free Number 1-888-713-1414 TTY Users Call Via MD Relay
7201 Corporate Center Drive, Hanover, Maryland 21076